Baltimore City Subdivision Regulations: Key Text Provisions

Procedures

Minor Subdivision Types

1. *Resubdivision* – The reestablishment of a previously existing lot line(s) for adjoining lots that have been consolidated.
2. *Lot Line Adjustment* – The sale or exchange of land between adjoining lots, where such sale or exchange does not create an additional buildable lot or lots, and where the resulting lots conform to all applicable zoning regulations. This includes new subdivisions recorded within twelve months of the subdivision request, in which lot lines are being adjusted and the total number of lots remain the same.
3. *Vertical Subdivision* – The subdivision of an existing multi-occupant building into legal air space parcels for the purpose of transfer of ownership of all or a portion thereof.
4. *Lot Split* – The subdivision of a parent lot into no more than 3 total lots for the purpose of transfer of ownership of all or a portion thereof, where the resulting lots and/or structures front on an existing public or private street and conform to all applicable zoning regulations.

Major Subdivision Types

1. Any subdivision of a parent lot into 4 or more total lots for the purpose of transfer of ownership of all or a portion thereof.
2. A *Lot Split* that requires the widening or extension of an existing public roadway; involves new roadway dedication; requires extension of public utility lines; and/or where one or more of the resulting lots does not conform to all applicable zoning regulations.
3. Any minor subdivision for which written objection has been received by Department of Planning staff within the fifteen day required notice period (See Section 2.3).
4. Any minor subdivision for which a waiver from any of the requirements of these *Subdivision Regulations* is sought.
5. All other subdivision proposals.

Design Review

Design Review Criteria for New Construction + Exterior Renovations/Additions

Most architectural building elevations will be subject to review and approval by a staff architect prior to the subdivision application being scheduled for a public hearing. Elevations will be reviewed based on the following criteria:

1. Is the general architectural style of the project compatible with that of surrounding properties? If substantially different, does the design create an interesting blend of the historic and contemporary?
2. How does the project relate in scale to surrounding properties? If substantially different, how is this justified?
3. Are construction materials compatible with those of surrounding properties? If substantially different, how is this justified? Has an effort been made to use the highest quality materials possible for those elevations visible from the nearest public or private street?
4. Is the front entrance or major points of entry clearly defined?
5. Has external mechanical equipment been concealed to the greatest extent possible?
6. Has signage been clearly depicted, and does it conform to applicable codes? Is placement and scale appropriate?
7. Is exterior building lighting in scale with the project, and has it been designed to minimize adverse impact on surrounding properties?

Design Standards/Sustainability

Sustainable Site Design
While not all projects will trigger specific environmental regulatory controls, developers are asked to incorporate the following sustainable design principles into their development proposals to the greatest extent possible:

1. Minimize ecological disturbance by preserving natural vegetation and habitat areas.
2. Maximize planted areas both indoors and out.
3. Maximize land use efficiency by clustering development, mixing uses where allowable by zoning, protecting open space, and reducing parking demand as much as possible.
4. Encourage pedestrian and bike access, with linkages to the broader network, and provide bike parking in a secure location.
5. Minimize impervious ground cover while maintaining density by stacking floor plans or tucking parking under buildings.
6. Consider solar access in building placement.
7. Harvest natural site resources such as daylight, wind, and geothermal heat.
8. Select low-impact construction materials (locally sourced, sustainably produced, non-toxic, or recycled materials).
9. Reduce electricity consumption by installing Energy Star rated appliances and maximizing the efficiency of building design and location.
10. Encourage tenant waste recycling by providing convenient recycling stations and pick-up areas.
11. Maintain natural water flows by minimizing erosion and encouraging stormwater infiltration.
12. Harvest on-site water flows by reclaiming gray water, roof runoff, or groundwater for use in landscaping or gray water plumbing systems.